

An Overview of Hancock County's 2014 Annual Trending May 23, 2014

The following steps were taken to conduct the 2014 annual trending in Hancock County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Hancock County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate.

Step 2: Calculation of New Land Values**

As required in the General Reassessment, new land values were established in July, 2011 and have been implemented since that time. No other changes have been made to the land order since that time, except in the neighborhoods where market data indicated the need for an adjustment. The new agricultural land rate has also been implemented for 2014.

Step 3: Calculation of New Residential Factors & Residential Studies**

Hancock County implemented the new location cost multipliers from the Department of Local Government Finance. Further, a preliminary ratio study was then conducted for improved residential properties at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Hancock County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required.

Step 4: Updated Commercial & Industrial Improvement Values**

Hancock County implemented the new location cost multipliers from the Department of Local Government Finance.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2013 to 2/28/2014. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant residential, vacant commercial, and vacant industrial property in Hancock County, no additional usable sales data was yielded even when attempting to expand the sales window back to 2009. Please also note that the COD measures in Hancock County are below 5.0 in several instances. This has been the case for every prior year a ratio study has been calculated and approved.**